

Key Facts Statement (KFS) for Bridging Loan The Bank of East Asia, Limited

Bridging Loan
2nd August, 2017

<p style="text-align: center;">This product is a Bridging Loan. This KFS provides you with indicative information about interest, fees and charges of this product, but please refer to our offer letter for the final terms of your Bridging Loan.</p>			
Interest Rates and Interest Charges			
Annualised Interest Rate¹	For a loan amount of HK\$3 million:		
	Loan tenor	6 months	30 years
	Annualised interest rate (or range of annualised interest rates) based on BEA's Best Lending Rate (BLR ^{1,2})	BLR – 3%	Not applicable*
	Annualised interest rate (or range of annualised interest rates) based on BEA's 1-month HIBOR	Not applicable**	
<p>For more details on the annualised interest rate of other loan amounts and tenors, please consult BEA staff.</p> <p>* This product does not offer a loan tenor of 30 years because the maximum loan tenor offered is 6 months.</p> <p>** This product does not offer HIBOR-based mortgage plan.</p>			
Annualised Overdue / Default Interest Rate* <small>* as the Overdue Interest charged by BEA</small>	<p>Such overdue interest shall be calculated daily for any sum due but not paid per instalment at the rate of 5% above the BLR.</p> <p>The overdue interest is calculated according to a simple formula:</p> $\text{Overdue instalment amount} \times \text{Annualised overdue interest rate} / 365\text{-day} \times \text{No. of days overdue}$		
Monthly Repayment Amount			
Monthly Repayment Amount	For a loan amount of HK\$3 million, BEA's BLR of 5.25%		
	Loan tenor	6 months	30 years
	Monthly repayment amount for the annualised interest rate based on BEA's BLR (as above)	HK\$ 5,547.95	Not applicable*
	Monthly repayment amount for the annualized interest rate based on BEA's 1-month HIBOR (as above)	Not applicable**	
<p>* This product does not offer a loan tenor of 30 years because the maximum loan tenor offered is 6 months.</p> <p>** This product does not offer HIBOR-based mortgage plan.</p>			
Fees and Charges			
Handling Fee	Not applicable		
Late Payment Fee and Charge	Not applicable		
Prepayment / Early Settlement / Redemption Fee* <small>* as the Prepayment Fee charged by BEA</small>	Not applicable		
Additional Information			
Re-issuance of Yearly Statement / Repayment Schedule	HK\$200 per set		
Issuance of Loan Payment Information	HK\$200 per set		
Copy of Facility Letter / Title Deed <small>(e.g. Mortgage Deed / Deed of Assignment / Sale and Purchase Agreement / Deed of Mutual Covenant)</small>	HK\$200 per set		
Issuance of Confirmation Letter <small>(e.g. Certificate of Account Information)</small>	HK\$200 per set		
Custody of Non-Discharged Deeds after Full Loan Repayment	HK\$3,000 per annum		
Valuation and handling fee <small>(Applicable to Fire Insurance with insured amount based on the cost of reinstating the property)</small>	HK\$1,000 per annum		
Settling Fire Insurance Premium / Rates and Government Rent Payment <small>(When the Premium / Rates and Government Rent is not settled on time and BEA has to pay on your behalf)</small>	HK\$400 per transaction		

Remarks:

- BLR refers to the BEA HKD Prime Rate as BEA shall determine from time to time.
- The interest of the Bridging Loan is calculated on a daily basis. Interest shall be repaid monthly during the loan tenor; the principal and unpaid interest shall be repaid in full upon the loan maturity date. The monthly interest payment day of the Bridging Loan is based on the completion date of the sale of the existing property. If the drawdown date of the Bridging Loan and the completion date of the existing property are not on the same date, the 1st interest payment due date may be less than 1 month after bridging loan drawdown. Customer should ensure there is sufficient fund in the designated account for the payment.